

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 13, 1967

Appeal No. 9340 John A. and Eva Norris, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 19, 1967.

EFFECTIVE DATE OF ORDER - November 3, 1967

ORDERED:

That the appeal for a variance from the requirements of Section 7205.2 to permit open parking spaces in front of and within 10 feet of dwelling at 3734 Southern Avenue, S.E., lots 9 and 815, Square 5684, be granted.

FINDINGS OF FACT:

1. The property is located in an R-1-B District.
2. Appellants' lots have a frontage of 43.45 feet on Southern Avenue; depths of 178.92 and approximately 185 feet; the lot abuts a 16-foot wide public alley in the rear. The lots contain an area of 7,978.6 square feet of land. The property is improved with a detached single-family dwelling. The lot has a side yard of 6.80 feet on the northerly side and approximately 7 feet on the southern side of the dwelling.
3. Appellant proposes to provide a 10-foot driveway from Southern Avenue which will require him to park less than 10 feet from the dwelling in front of the building.
4. Appellant stated at the hearing that he is the only person within two or three blocks who does not have a driveway in front of his dwelling. Appellant also stated that it is practically impossible to enter the property from the alley as it dead ends and is unimproved.
5. Due to the narrow side yards it would be practically impossible for appellant to gain access to the rear yard for parking.
6. There was no objection to the granting of this appeal registered at the public hearing.

OPINION:


We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and practical difficulties and undue hardship upon the owner.

We are further of the opinion that the request to provide off-street parking in front of and within 10 feet of the dwelling can be done without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is our opinion that this relief will have no adverse affect upon nearby and adjoining properties.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.